

Application ref: 2022/2099/P
Contact: Amy Ly
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Date: 15 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Collective Works
60 Grays Inn Road
Chancery Lane
London
WC1X 8LU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
179 Malden Road
London
Camden
NW5 4HT

Proposal:

Erection of first floor rear 'infill' extension, erection of mansard roof extension and erection of external staircase to first floor rear terrace (as approved under planning permission granted 04/04/22 (Ref: 2021/6172/P) and creation of roof terrace at third floor level on mansard by installing timber decking, rooflight and balustrading.

Drawing Nos: CW-0216-002 Rev 01; CW-0216-220 Rev 01; CW-0216-230 Rev 01; CW-0216-130 Rev 01; CW-0216-120 Rev 01; CW-0216-020 Rev 01; and Design & Access Statement - May 2022

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof terrace and metal balustrade by reason of their location on the building, prominence and design, would represent inappropriate features which would detract from the character and appearance of the host building, the street scene and the wider area, contrary to policy D1 (Design) of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer